

THE CITY OF CLAYTON

Board of Aldermen
City Hall – 10 N. Bemiston Avenue
July 8, 2014
7:00 p.m.

Minutes

Mayor Sanger called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Michelle Harris, Cynthia Garnholz, Mark Winings, Joanne Boulton, Alex Berger III, and Richard Lintz.

Mayor Sanger
City Manager Owens
City Attorney O'Keefe

Alderman Winings moved to approve the June 24, 2014 minutes. Alderman Garnholz seconded.

The motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

None

PRESENTATIONS & ANNOUNCEMENTS

None

AN ORDINANCE TO CONSIDER APPROVING A COOPERATION AGREEMENT WITH THE ST. LOUIS COUNTY OFFICE OF COMMUNITY DEVELOPMENT REGARDING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

City Manager Owens reported that each year, the City receives \$22,500 in Community Development Block Grant (CDBG) funds, administered by the St. Louis County Office of Community Development (OCD). The stipulations of this funding require that it be used to help disadvantaged groups. Recent projects in Clayton have focused on upgrading curb ramps to ADA standards.

In order to continue taking part in this program, the City must approve and execute the referenced agreement.

Recommendation is to approve the Municipal Housing and Community development Cooperation Agreement of 2015-2017 and Supplemental Agreements thereto.

Alderman Harris introduced Bill No. 6451, to approve a cooperation agreement with St. Louis County for Community Development Block Grant Funds, to be read for the first time by title only. Alderman Garnholz seconded.

City Attorney O'Keefe reads Bill No. 6451, An Ordinance Authorizing the Mayor of The City of Clayton, Missouri, To Execute the Municipal Housing and Community Development Cooperation Agreement of

2015–2017; and Supplemental Agreements Thereto with St. Louis County with Regard to The Housing And Community Development Act of 1974 As Amended for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6451, to approve a cooperation agreement with St. Louis County for Community Development Block Grant Funds, to be read for the second time by title only. Alderman Garnholz seconded.

City Attorney O’Keefe reads Bill No. 6451 for a second time; Alderman Harris – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; and Mayor Sanger – Aye. The Bill was adopted and became Ordinance No. 6326 of the City of Clayton.

AN ORDINANCE TO CONSIDER APPROVING A CONTRACT WITH GERSHENSON CONSTRUCTION FOR THE ALLEY REPAIRS-FY 2014 PROJECT

City Manager Owens reported that the Public Works Department is requesting approval of a construction contract for the Alley Repairs-FY 2014 Project. This project will include the complete replacement of various alleys around the City, as shown in the attached map. In each case, the existing concrete, asphalt, or composite pavement will be removed and replaced with 4” of rock and 8” of concrete. The new pavement will have an inverted crown, draining water to the center of the alley.

Bids were opened at 2:05 pm on June 11, 2014. The City received two bids as shown on the attached bid tabulation. Raineri Construction submitted the apparent low bid in the amount of \$543,957.15, and Gershenson Construction submitted a bid of \$595,421.50. The final engineer’s estimate was \$527,000-\$560,000. All of these values include the alternate bid item, A1, for over excavation of soft soils, if necessary. The Capital Improvement Fund has \$635,000 budgeted for this activity in FY 2014.

Part of the bid submittal is a listing of three current contracts on hand, as well as a listing of three projects successfully completed within the past two years. Bidders are given the option of attaching additional references. When the City receives bids from contractors that have not previously done work for Clayton, these references are contacted to ensure the contractor will be able to successfully complete the project. Since Raineri Construction has not previously performed work for the City of Clayton, Public Works contacted several of the references provided, and those references provided additional project contacts. After receiving feedback from multiple viewpoints (municipalities, engineering consultants, and MoDOT), Public Works conducted a follow-up interview with Raineri, raising concerns as to whether they have the manpower to complete the project on schedule, due to their current and upcoming workloads. The following day Public Works accepted Raineri’s withdrawal of their bid.

The second bidder, Gershenson Construction, has a successful track record completing large projects with the City of Clayton, including the following recent projects:

- 2011-Forsyth/N. Meramec Resurfacing Project-\$1.68M
- 2013-Pedestrian Enhancement Project (Bonhomme/Meramec/Central Streetscape)-\$1.26M
- 2014 (work to start July 7th)-Brentwood/Carondelet Streetscape Project-\$874k

The same project manager and superintendent that have managed the above projects would also manage the alley project, but with additional crews.

I recommend approval of the construction contract with Gershenson Construction for the bid value of \$595,421.50. This represents the base bid of \$586,421.50 plus the alternate (over excavation of soft soils) of \$9,000.00. In addition to the contract amount, I request authorization for myself or my designated representative to approve change orders in an amount not to exceed \$60,000, which is approximately 10%

of the project cost. This contingency would be used to cover expenditures to correct unknown site issues that become apparent during the project.

Recommendation is to approve the ordinance authorizing a contract with Gershenson Construction in the amount of \$595,421.50, plus a contingency of \$60,000 for the Alley Repairs-FY 2014 Project.

Alderman Harris introduced Bill No. 6453, to approve a contract for the Alley Project, to be read for the first time by title only. Alderman Garnholz seconded.

In response to Alderman Garnholz's question, Dale Houdeshell clarified the total dollar amount explaining that the \$9,000 alternate amount is included in the total amount and the 10% contingency of \$60,000 is separate.

City Attorney O'Keefe reads Bill No. 6453, An Ordinance Approving a Contract with Gershenson Construction for the Alley Repairs-FY 2014 Project for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6453, to approve a contract for the Alley Project, to be read for the second time by title only. Alderman Garnholz seconded.

City Attorney O'Keefe reads Bill No. 6453 for a second time; Alderman Harris – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; and Mayor Sanger – Aye. The Bill was adopted and became Ordinance No. 6327 of the City of Clayton.

AN ORDINANCE TO CONSIDER APPROVING A CONTRACT WITH PINNACLE CONTRACTING & TAO LEE ASSOCIATES FOR THE NORTH CENTRAL PARKLET PROJECT

Alderman Harris moved to table Bill No. 6452. Alderman Garnholz seconded.

The motion passed unanimously on a voice vote.

Other

Alderman Harris reported on the following:

1. The St. Louis County Municipal League will be holding a Planning Session this week to discuss the proposed State Legislature regarding the state sales tax for transportation. She reported that the League is preparing to send a letter of opposition.
2. The State has a Texting While Driving Ban in place and several local municipalities (Kirkwood, St. John, Manchester, and Florissant) have recently passed ordinances. She suggests that the City of Clayton look into considering the same ban.
3. C the Future-Strategic Relationships is moving forward, the next meeting is scheduled for September.
4. Parks and Recreation Commission discussed the option of opening up the dog park membership to surrounding communities, specifically Ladue. They recommended that they wait approximately one year and then assess the possibility of increasing the membership at that time.
5. Some neighborhoods (trustees) are discovering that the process for neighborhoods that want recognition by the National Registry for Historic Places has become more difficult. Groups are considering collecting donations to help with the process. Suggestion was made to collect donations through the Clayton Century Foundation (CCF) and if this item would need to be added to the CCF Project List.

6. Commended the Fire Department staff on a job well done at the 4th of July neighborhood event.

Alderman Garnholz reported that the Parks and Recreation Commission met recently and for the Board to expect to see some fee increases. The ice rink had a very positive season.

Alderman Winings reported that his first Plan Commission meeting was very good.

Alderman Boulton reported that she and City Manager Owens met with the Gateway Arts Foundation who is interested in placing five pieces of art possibly in region and is considering the City of Clayton for one or more of those pieces.

Alderman Lintz commented that the planning of the Fair St. Louis event was very good. There were no incidents or problems within his neighborhoods.

City Manager Owens announced that the Police Station at 10 S. Brentwood achieved LEED Platinum level certification, the highest level possible.

City Manager Owens commended the Police Department staff on the apprehension of a suspect for a number of burglaries in Clayton who was also tied to other local as well as national burglaries.

There being no further regular business the meeting was adjourned at 7:27 p.m.

Mayor

ATTEST:

City Clerk